

Project #16-1829, Riverfront Park Great Floods Play Area

Current Status: Application Submitted

Project Details

Primary Sponsor: Spokane City Parks & Recreation Department

Primary Contact: Garrett Jones
(509) 363-5462
gjones@spokanecity.org

Funding Program: Land and Water Conservation

Project Type: Development

Project Description

The City of Spokane will use this grant to develop approximately .5 acres into a regional playground owned and operated by the City of Spokane. The property is located in Riverfront Park in downtown Spokane. Developing this property will help turn a space currently occupied by a dirt parking lot into a safe and fun central playground for the people of Spokane and surrounding areas, serving the dual purpose of encouraging active lifestyles while also telling the story of the Ice Age Floods that sculpted our region. The primary recreation opportunity provided by the project will be dynamic learn/play experiences for families and interested people to learn about our region's unique geologic history. Former location of Expo '74, The Worlds Fair, Riverfront Park has not had a comprehensive investment since 1978. There is currently only one playground in Riverfront Park, which is small and outdated. It is the only playground in the downtown area and it leaves a lot to be desired as far as providing a range of recreational opportunities for a variety of recreational interests. It was originally the daycare playground for a nearby YMCA building that has since been demolished and it lacks equipment that is inviting for children over pre-school age and also completely underserved children with disabilities. It has no elements that connect it to nature, which is what the park is all about, and it does not engage children in learn/play activities which are essential to early development.

Project Overall Metrics (Outcomes, Benefits)

Category / Work Type / Metric

Application Answer

Sites Improved

| | |
|-------------------------|------|
| Project acres developed | 0.50 |
| Project acres renovated | 0.00 |

Completion Date

| | |
|------------------------------|-----------|
| Projected date of completion | 9/30/2019 |
|------------------------------|-----------|

Economic Benefit

Projected economic benefit provided by the project

Developing a regional playground in Riverfront Park will be a great economic boost for our community. A pre-design study estimated that the playground will attract around 200,000 visitors per year. With the playground located in the heart of our urban center, visitors will go on to patronize local restaurants and shops after enjoying the playground, bolstering our local economy.

Project Funding

| Funding Request | | Funding % | Min Match Required | Sponsor Match Source | |
|--------------------------------------|--------------------|-----------------|--------------------|------------------------------|-----------------|
| Land and Water Conservation (FY2018) | \$500,000 | 33.33 % | | Bonds - Voter | \$500,000 |
| Sponsor Match | \$1,000,000 | 66.67 % | 50% | Grant - RCO WWRP | \$500,000 |
| Total Project Funding | \$1,500,000 | 100.00 % | | | |
| Project Cost Summary | | Project % | Admin/A&E % | Maximum for Selected Program | |
| DEVELOPMENT COSTS | | | | | \$500,000 |
| Development | \$1,350,000 | | | | |
| A&E | \$150,000 | | 11.11 % | | \$270,000 (20%) |
| Subtotal | \$1,500,000 | 100.00 % | | | |
| Total Cost Estimate | \$1,500,000 | 100.00 % | | | |

Worksites and Properties

General Area: Spokane

County: Spokane

Legislative Districts 2012: 03

Congressional Districts 2012: 05

Sections: 18

Township: T25NR43E

Coordinates: 47.66536001

-117.41949132

Worksite #1: Spokane Riverfront Park North Bank

Coordinates from Mapped Point: Latitude: 47.66536001 Longitude: -117.41949132
Coordinates from Worksite Latitude: 47.665349 Longitude: -117.419938
Directions:

Worksite Description: The worksite is located on an existing dirt parking lot located adjacent to the Spokane River located in the Riverside Neighborhood.

Site Access Directions: From I-90 Eastbound, take exist 280 toward Lincoln Street - Turn left onto S Walnut St - Continue onto N Maple St - Turn right onto West Boone Ave - Turn right onto N Howard St

Worksite Address:
 832 North Howard Street
 Spokane, WA 99201

Development Metrics (Outcomes, Benefits)

| Category / Work Type / Metric | Application Answer | Work Type Costs |
|---|--|-----------------|
| General Site Improvements | | |
| Develop paths/walkways | | |
| Total cost for Develop paths/walkways | | \$65,000.00 |
| Select the surface of the path/walkway | Concrete, Crushed rock | |
| Linear feet of path/walkway | 900 | |
| Minimum width of the path/walkway | 8 | |
| Walkway lighting provided (yes/no) | Yes | |
| Number of walkway bridges | 0 new, 0 renovated | |
| Develop viewpoint | | |
| Total cost for Develop viewpoint | | \$33,000.00 |
| Number of designated viewpoints | 1 new, 0 renovated | |
| Select the viewpoint structures | Viewing platform | |
| Number of square feet of the viewing platform / shelter | 500 | |
| Install fencing/barriers | | |
| Total cost for Install fencing/barriers | | \$15,000.00 |
| Select the fencing types | Chain link fencing | |
| Linear feet of fencing/barriers installed | 300 | |
| Number in feet of fence height | 4 | |
| Select the barrier types | No barriers | |
| Install general site structures | | |
| Total cost for Install general site structures | | \$50,000.00 |
| Select one or more of the sheltered structures included in the project | None | |
| Select one or more of the surface structures included in the project | Retaining wall | |
| Square feet of sheltered/surface structures | 0 | |
| Length of retaining wall/seating wall (feet) | 200 | |
| Install lighting (general security) | | |
| Total cost for Install lighting (general security) | | \$50,000.00 |
| Number of general security lights installed | 10 | |
| Install signs/kiosk | | |
| Total cost for Install signs/kiosk | | \$12,000.00 |
| Number of kiosks | 0 new, 0 renovated | |
| Number of interpretive signs/displays | 5 new, 0 renovated | |
| Number of permanent entrance signs | 0 new, 0 renovated | |
| Number of electronic signs | 0 new, 0 renovated | |
| Project involves installation of informational signs (yes/no) | Yes | |
| Install site furnishings | | |
| Total cost for Install site furnishings | | \$20,000.00 |
| Select the site furniture / amenities | Benches, Drinking fountains, Other, Recycling/Trash receptacles | |
| Landscaping improvements | | |
| Total cost for Landscaping improvements | | \$170,000.00 |
| Acres of landscaped area | 0.50 | |
| Select the landscape features | Groundcover, Irrigation, Native vegetation, Trees/shrubs, Water feature/fountain | |
| Play Areas | | |
| Playground development | | |
| Total cost for Playground development | | \$900,000.00 |
| Number of play areas | 5 new, 0 renovated | |
| Number of play structures/major components (slide set, swing set, etc.) | 10 new, 0 renovated | |
| Number of climbing walls/rocks | 1 new, 0 renovated | |
| Select the play area surface material type | Engineered wood fiber, Rubber matting/tiles | |
| Square feet of playgrounds | 30500 | |

Site Preparation

General site preparation

| | | |
|--|---|-------------|
| Total cost for General site preparation | | \$25,000.00 |
| Acres of site preparation | 0.50 | |
| Number of trail miles for site preparation | 0.00 | |
| Buildings / structures to be demolished | N/A | |
| Select the site preparation activities | General site prep activities, Mobilization, Surveying | |

Cultural Resources

Cultural resources

| | | |
|---|------|------------|
| Total cost for Cultural resources | | \$5,000.00 |
| Acres surveyed for cultural resources | 0.50 | |
| Number of trail miles surveyed for cultural resources | 0.00 | |

Permits

Obtain permits

| | | |
|--|---|------------|
| Total cost for Obtain permits | | \$5,000.00 |
| Number of permits required for implementation of project | 2 | |

Architectural & Engineering

Architectural & Engineering (A&E)

| | | |
|--|--|--------------|
| Total cost for Architectural & Engineering (A&E) | | \$150,000.00 |
|--|--|--------------|

Development Questions

- 1 of 7** Is the worksite(s) located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site? If yes, name the area and specify if the land is owned by local, state or federal government.
Yes, The site is within Riverfront Park, which is owned and operated by Spokane Parks & Recreation.
- 2 of 7** Has the worksite been investigated for historical, archeological, or cultural resources? If yes, when did this occur and what agencies and tribes were consulted? Attach related documents (letters, surveys, agreements, etc.) to your project in PRISM.
No, We have already attained an Archeological Excavation permit and Tribal Monitoring services.
- 3 of 7** Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.
Local appropriations, park bond, grants.
- 4 of 7** Describe existing project site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.
The existing site is a flat dirt parking lot for Riverfront Park users, just next to a basalt outcropping.
- 5 of 7** Describe any proposed ground disturbing activities. That is, will a tool(s) be used to move earth (soil, rock, gravel, etc.) as part of this project? This includes hand or mechanized tools, for example: shovel, auger, pick axe, backhoe, etc. Also include specific information including length, width, and depth of the ground disturbance that will be required for all proposed work, if known. Please avoid subjective phrases such as "ground disturbing activities will be minor".
The project site is about 0.5 acres in size with the primary work will include grubbing and excavation of several feet will be conducted in order to prepare the site, lay subdrainage, and footing for site amenities.
- 6 of 7** Give street address for this worksite if available.
832 N Howard Street, Spokane WA 99201
- 7 of 7** Are there any structures existing on the property (including tidegates, dikes, etc.)? If so, please list all existing structures. Indicate if any of these structures will be altered or demolished as a result of the project, and provide the following information for each structure that could be altered or demolished: identifying name, year constructed, year(s) remodeled/renovated. Attach at least one photo of each of the proposed altered structures.
No, No. The existing site is a flat dirt parking lot.

Property for Spokane Riverfront Park North Bank Worksite #1: North Bank

Activity: Development

Landowner

City of Spokane
808 W Spokane Falls Blvd
Spokane, WA 99201-3317

Control and Tenure

Instrument Type: Sponsor owned property
Purchase Type:
Term Length: Perpetuity
Expiration Date:
Note:

Landowner Type: Local Government

Overall Project Questions

- 1 of 16** Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more? If yes, name the community and attach one map called Population Proximity Map under the Attachment Tab in PRISM.
Yes. This project is right in the middle of the urban growth area of our city, which has a population of 210,508 (2015). This community is Spokane City.
- 2 of 16** Describe any ground disturbing work that will be necessary as part of the design process, such as geotech work. Include anticipated number of test sites, depth of disturbance, location, etc.
We will be doing geotech investigation work. At this time our consultant has not come up with any recommendations.
- 3 of 16** When will the project be completed and made available to the public for outdoor recreation uses?

- 4 of 16 Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?**
We will be mitigating stormwater and surface runoff, treating onsite. We will be using landscape materials and planting to promote stormwater mitigation.
- 5 of 16 Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.**
No, There may be private site lighting that will be moved.
- 6 of 16 Will this proposal create a new public park/recreation area where none presently exists? If yes, what will the area be named?**
The project will create a new recreational area within the existing boundaries of Riverfront Park. The playground will be called Great Floods Play Area.
- 7 of 16 Will this proposal renovate or expand an existing public park/recreation area? If yes, what is the name of the existing area?**
This proposal will renovate an existing public park area turning it into a new recreation area. The existing area is the North Bank of Riverfront Park.
- 8 of 16 How does this proposal implement goals in your agency's planning document and/or the Statewide Comprehensive Plan (include references)**
Page 57 of our department's 'Road Map to the Future' master plan states goals such as 'advocates healthy lifestyles and the value of play' along with 'ensures reasonable access'. Both of these goals are being met with the creation of this project. In addition, our final department value is to "continue to encourage a sense of community and pride through the provision of a parks and recreation system that affords citizens social gathering places and spaces". This project will be a nucleus for gathering young and old, able bodies and those with physical impairments. It is also a first tier priority in the Riverfront Park Master Plan adopted in 2014.
- 9 of 16 Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).**
This project is a part of a larger effort to implement the 2014 Riverfront Park Master Plan where the voters of Spokane passed a 64.5 million dollar bond to renovate Riverfront Park.
- 10 of 16 Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.**
The project areas doesn't have any apparent or applicable rights-of-way, easements, or reversionary interests at this time.
- 11 of 16 Does your project address or accommodate the anticipated effects of climate change? If yes or maybe, please describe how.**
Yes, Spokane is in a geographic location that is used to seeing extreme weather conditions (100 + degree heat and below freezing cold) and our parks have traditionally been set up to accommodate these drastic fluctuations in weather. The play area looks at stormwater mitigation techniques and is designed to easily be maintained by our Riverfront Park maintenance staff as climate change occurs.
- 12 of 16 Who will be responsible for administration, design, and/or implementation of this project (i.e. in-house staff, paid consultants, contractors, volunteers, other agency staff, etc.)? Explain.**
In-house staff and contracted consultants will be responsible for administration, design, and implementation of this project . These have already been retained. The pre-design study was conducted by Art+ Environment Landscape Architecture Studios. The reputable Berger Partnership has been retained to design the playground as well as provide a full set of management services required for execution of public spaces for the entire Riverfront Park redevelopment
- 13 of 16 Is there, or will there be, any significant public access or use restrictions? If yes, explain:**
There are no identifiable public access or use restrictions.
- 14 of 16 Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.**
Yes, This application contains a \$500,000 WWRP Local Parks grant match that will be awarded in July of 2017.
- 15 of 16 Does this application contain elements required for mitigation for other project(s)? If yes, explain:**
No, No.
- 16 of 16 Is this project a subsequent phase to a previously funded RCFB project? If yes, please identify the grant project number(s) if known.**
No

Project Permits

| Permit Type | Applied Date | Received Date | Expiration Date | Permit Number |
|----------------------|--------------|---------------|-----------------|---------------|
| Building Permit | 02/05/2018 | | | |
| Clear & Grade Permit | 02/05/2018 | | | |

Permit Questions

- 1 of 1 **If this project requires a federal permit, will the scope of that permit cover ALL proposed ground disturbing activities included in this project?**
You may need to request a pre-application meeting with the permitting agency to answer this question.
Unknown, N/A

Project Attachments

Required Attachments 6 out of 6 done

| | |
|-------------------------------------|-------------------------------------|
| Control & Tenure Documentation | <input checked="" type="checkbox"/> |
| Map: Area of Potential Effect (APE) | <input checked="" type="checkbox"/> |
| Map: Boundary map | <input checked="" type="checkbox"/> |

Map: Population Proximity
 Photo
 Site Plan: Development site plan

Photos

| Attachment Type | Title | Attach Date |
|--|--|-------------|
| Application Review Report | Application Review Report, 16-1829D(rtnd 05/12/16 13:39:50).pdf | 05/12/2016 |
| Authorizing Resolution/Application Authorization | LWCF_Application Resolution_Authorization_River Great Flood .pdf | 04/26/2016 |
| Control & Tenure Documentation | statutory warranty deed affidavit.pdf | 04/28/2016 |
| Control & Tenure Documentation | quit claim deed affidavit.pdf | 04/28/2016 |
| Control & Tenure Documentation | MetroScan Online - Report.pdf | 04/28/2016 |
| Evaluation: Project presentation - Tech Review Mtg | 2016-RCO-Spokane Parks-Great Floods Play Area-Tech Review.pptx | 05/09/2016 |
| Map: Boundary map | Boundary Map_LWCF.pdf | 04/28/2016 |
| Map: Population Proximity | Population Proximity Map_LWCF.pdf | 04/28/2016 |
| Map: Service area | Neighborhood Map_38400.pdf | 08/05/2016 |
| Map: Service area | Neighborhood map_19200.pdf | 08/05/2016 |
| Map: Site Location | attractionmap.pdf | 08/05/2016 |
| Photo | Materials Board.jpg | 08/05/2016 |
| Photo | Early Conceptual 1.jpg | 04/28/2016 |
| Photo | Early Conceptual 3.jpg | 04/28/2016 |
| Photo | Early Conceptual 2.jpg | 04/28/2016 |
| Photo | area image2.jpg | 04/28/2016 |
| Photo | ParcellImage_03.jpg | 04/28/2016 |
| Photo | area image1.jpg | 04/28/2016 |
| Project Application Report | Application Report, 16-1829D (submitted 05/02/16 08:35:31).pdf | 05/02/2016 |
| Project Support / Concern Documents | Great Floods inclusive park A4A.doc | 08/05/2016 |
| Project Support / Concern Documents | Great Floods Inclusive park SCACAC.doc | 08/05/2016 |
| Project Support / Concern Documents | IAFI.jpg | 08/05/2016 |
| Project Support / Concern Documents | parks letter.pdf | 08/05/2016 |
| Project Support / Concern Documents | Aug 2 2016 letter of support for Ice Age Floods Playground.pdf | 08/05/2016 |
| Project Support / Concern Documents | YMCA - Letter of Support.pdf | 04/28/2016 |
| Site Plan: Conceptual Site Plan | FORMAL PLAY ZONE CONCEPT.jpg | 08/05/2016 |
| Site Plan: Development site plan | Development Site Plan_LWCF.pdf | 04/28/2016 |

Application Status

Application Due Date: 05/02/2016

| Status | Status Date | Name | Notes |
|-----------------------|-------------|---------------|---------------|
| Application Submitted | 08/05/2016 | Garrett Jones | u the man |
| Application Returned | 05/12/2016 | Kyle Guzlas | |
| Application Submitted | 05/02/2016 | Garrett Jones | thanks Kyle!! |
| Preapplication | 04/08/2016 | | |

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them. (Garrett Jones, 08/05/2016)